Witness East of center Wr Oak 30 inch diam S 26° W 6/4 chs
distant Maple 12 inch diam N 40 E 17 chs dist
+ Chain Bearers Seaton Long
Jacob Carpenter Sworn

Jr Spencer M C S

June 16th 1846

ran a lot of land containing one acre for the purpose of erecting a meeting house known & designated as Bethel church situate in the East 1/2 of the South East quarter of Section No 18 T 9 R 1. west Beginning at a stone 110 Poles North of the corner standing equidistant between the S E cor of said Section 18 & the Southern 1/2 mile post of the same running thence N 88° E 12
+ poles 16½ links To a stone then N 6° W 12 poles 16½ lks To a stone then S 88° W 12 poles 16½ links to a stone then S 6° E 12 poles 16½ links to the Beginning contain one acre
Jacob L Payne & Richard Snyder
chain bearers by consent

Jr Spencer M C S

June 16 1846

ran the following line in Section 18 T 9 R 1. West for James Matlock & Wesley Walker length of the line from the N W cor to the North 1/2 mile post 162 poles
+ 3 links half 81 poles 2½ links witness equidistant between said corners Beech 30 inch diam S 7° W 32 lks dist then S 6° E 162 poles to a stake standing 79 poles east of the western 1/2 mile post witness Beech 18 inch diam S 7° W 22 2/3 links dist
Jacob L Payne & James Matlock
Chain Bearers

Jr Spencer M C S

August 27th 1846

ran three Several lots in the Town of Bloomington and
+ designated as Lots Nos 174. 178. & 179 for Archibald McGinnis

Jr Spencer M C S.

Witness East of center Wr Oak 30 inch diam S 26° W 6/4 chs
distant Maple 12 inch diam N 40 E 17 chs dist
+ Chain Bearers Seaton Long
Jacob Carpenter Sworn

Jr Spencer M C S

June 16th 1846

ran a lot of land containing one acre for the purpose of erecting a meeting house known & designated as Bethel church situate in the East 1/2 of the South East quarter of Section No 18 T 9 R 1. west Beginning at a stone 110 Poles North of the corner standing equidistant between the S E cor of said Section 18 & the Southern 1/2 mile post of the same running thence N 88° E 12
+ poles 16½ links To a stone then N 6° W 12 poles 16½ lks To a stone then S 88° W 12 poles 16½ links to a stone then S 6° E 12 poles 16½ links to the Beginning contain one acre
Jacob L Payne & Richard Snyder
chain bearers by consent

Jr Spencer M C S

June 16 1846

ran the following line in Section 18 T 9 R 1. West for James Matlock & Wesley Walker length of the line from the N W cor to the North 1/2 mile post 162 poles
+ 3 links half 81 poles 2½ links witness equidistant between said corners Beech 30 inch diam S 7° W 32 lks dist then S 6° E 162 poles to a stake standing 79 poles east of the western 1/2 mile post witness Beech 18 inch diam S 7° W 22 2/3 links dist
Jacob L Payne & James Matlock
Chain Bearers

Jr Spencer M C S

August 27th 1846

ran three Several lots in the Town of Bloomington and
+ designated as Lots Nos 174. 178. & 179 for Archibald McGinnis

Jr Spencer M C S.

RSID001300

15

LANE

N 89-20-37 W 198.00'

N 89-20-37 W 363.00'

N 89-20-37 W 620.59'

N 84-56 W 148.56'

I.P. REF. 20' So.

I.P. REF 20' So.

208.75'

1 Ac.± EXC.

D.R. 121, p. 181

208.75'

6.09 Ac.±

10.15 Ac.±

23.04 Ac.±

1

2

3

1342.26'

1339.99'

1339.99'

1335.83'

1335.83'

1315.56'

S 00-41-28 E

N 00-41-28 W

S 00-41-28 E

N 00-41-28 W

S 00-41-28 E

N 00-31-31 E

N

1" = 80'

560.89'

EAST 197.96'

I.P.

EAST 362.93'

I.P.

EAST 740.35'

SW CORNER OF NE 1/4 OF SW 1/4 OF SECTION 15-9

PLAT OF SURVEY

NE 1/4 OF SW 1/4 OF SEC 15

FOR ROY LENTZ ESTATE

DATE: 2/22/82

SIGNED: Robert C. Sikes

ROBERT C. SIKES REGISTERED No. 5015

Bim_N12

T09N-R01W-15_0000_MCS

REPORT OF SURVEY - RETRACEMENT SURVEY
An Attachment to a Survey Drawing
Owners: Kevin R. & Caroline S. Ryan Source: Inst. 2006013140

A part of the Northwest quarter of the Southeast quarter of Section 15, Township 9 North, Range 1 West, Bloomington Township, Monroe County, Indiana

1) Records

The monuments of record for the subject Property are the northeast corner of the Northwest quarter of the Southeast quarter, the east line of said quarter-quarter, and Bethel Lane. A stone is found marking the northeast quarter-quarter corner. The east line of the quarter-quarter is defined by the aforementioned stone and a stone found marking the southeast corner of the Southwest quarter of the Southeast quarter.

The west line of Conrad, Alberts and Holton as described in their deeds is the east line of the Northwest quarter of the Southeast quarter. Therefore, an overlap or gap does not exist with these properties and the subject Property.

A review of legal descriptions indicates that the subject Property and the Peak property are cut from the same cloth. They share the same monuments of record and the bearing of South 32 degrees West or going in the opposite direction North 32 degrees East. Their lead-in distances from the northeast corner of the quarter-quarter are coincident with each other and their boundaries do not have any overlaps or gaps.

The boundary descriptions of the Property and the Peak parcel do have problems. First, their descriptions do not mathematically create a geometrically closed polygon. Second, they call out the north line of Bethel Lane as a qualifying limit, but do not describe its distance from the centerline of Bethel Lane, which ends up being an uncertainty for boundary line lengths. The right of way width for this project uses 35 feet and the source for this width is the Monroe County Highway Thoroughfare Plan.

Thus, the lack of geometric closure and ambiguity about the north line of Bethel Lane are the sources for the large variance in horizontal dimensions on the east, west, and south boundary lines. Also, they are responsible for the difference in acreages. These are documented on the drawing. Modern legal descriptions are provided to correct the problems.

2) Comments

The dog kennel fence of the subject Property protrudes onto the neighbor by distances of 5.9 feet and 25.8 feet.

A fence protrudes into the right of way by a distance of 15 feet.

A fence along the westerly boundary line is off line by a distance of 24 feet. This fence may create an ambiguity about ownership between the subject Property and the Peak parcel. A correction of these fence line situations is recommended.

The relative positional precision of the measurements on this project is 2 cm (0.07 feet) plus 50 parts per million.

To the best of my knowledge and belief the work on this project follows the state standards for the practice of land surveying.

The field work for this survey finished January 16, 2015.

Douglas R. Curry 1-16-2015

Douglas R. Curry Indiana L.S. No. 890006
Bynum Fanyo & Associates, Inc.
528 N. Walnut St.
Bloomington, IN 47404 812-332-8030 tel

I AFFIRM UNDER PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. Douglas R. Curry

LEGAL DESCRIPTION
Job Number 5014082
Owners: KEVIN R. RYAN & CAROLINE S. RYAN
Source: INSTRUMENT 2006013140

A part of the Northwest quarter of the Southeast quarter of Section 15, Township 9 North, Range 1 West, Bloomington Township, Monroe County, Indiana, more particularly described as follows:

Commencing at a stone found marking the northeast corner of the Northwest quarter of the Southeast quarter of said Section 15; Thence on the east line of said quarter-quarter South 00 degrees 00 minutes 00 seconds West 493.00 feet to a 5/8-inch diameter rebar with cap engraved "Bynum Fanyo 890006" (called "monument" for the remainder of this description) set at the true Point of Beginning;

Thence continuing on said east line South 00 degrees 00 minutes 00 seconds West 336.00 feet to a monument set on the north right of way line of Bethel Lane, said right of way line being 35 feet from the centerline of Bethel Lane; Thence leaving said east line and on said right of way line North 57 degrees 02 minutes 46 seconds West 178.07 feet to a monument set; Thence leaving said right of way line North 32 degrees 00 minutes 00 seconds East 282.46 feet to the Point of Beginning and containing 0.58 acre according to a survey by Douglas R. Curry, Licensed Surveyor 890006 in January of 2015.

ALSO, a part of the Northwest quarter of the Southeast quarter of Section 15, Township 9 North, Range 1 West, Bloomington Township, Monroe County, Indiana, more particularly described as follows:

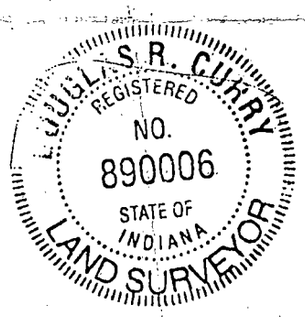
Commencing at a stone found marking the northeast corner of the Northwest quarter of the Southeast quarter of said Section 15; Thence on the east line of said quarter-quarter South 00 degrees 00 minutes 00 seconds West 312.00 feet to a 5/8-inch diameter rebar with cap engraved "Bynum Fanyo 890006' (called "monument" for the remainder of this description) set at the true Point of Beginning;

Thence continuing on said east line South 00 degrees 00 minutes 00 seconds West 181.00 feet to a monument set; Thence leaving said east line South 32 degrees 00 minutes 00 seconds West 282.46 feet to a monument set on the north right of way line of Bethel Lane, said right of way line being 35 feet from the centerline of Bethel Lane; Thence on said right of way line North 57 degrees 02 minutes 46 seconds West 95.92 feet to a monument set; Thence leaving said right of way line North 32 degrees 00 minutes 00 seconds East 434.62 feet to the Point of Beginning and containing 0.79 acre according to a survey by Douglas R. Curry, Licensed Surveyor 890006 in January of 2015.

Certified this 16th day of January, 2015

Douglas R. Curry

Douglas R. Curry Indiana L.S. 890006
Bynum Fanyo & Associates, Inc.
528 N. Walnut St.
Bloomington, IN 47404
812-332-8030



NORTH

60 0 60 120

Scale 1" = 60 ft

S REBAR WITH CAP SET
(M) MEASURED THIS SURVEY
(R) DIMENSION OF RECORD

N.E. CORNER,
N.W. 1/4, S.E. 1/4,
SEC. 15, T9N, R1W,
MONROE CO., IN
STONE FOUND

131'(M&R)

181'(M&R)

EAST LINE NW 1/4, SE 1/4

S POINT OF BEGINNING
312' S. OF N.E. CORNER,
N.W. 1/4, S.E. 1/4

181'(M&R) S00°00'00"W(M) SOUTH(R)

ALBERTS & HOLTON
D.R. 432, P. 729

S POINT OF BEGINNING
493' S. OF N.E. CORNER,
N.W. 1/4, S.E. 1/4

PEAK, CHRISTINE ANN
INST. NO. 2008013487

N32°00'00"E 434.62'(M) S32°W 393'(R)

RYAN, KEVIN & CAROLINE
INST. NO. 200G013140
0.81 ACRE (R)
0.79 ACRE (M)

N32°00'00"E 282.46'(M) N32°E 311'(R)

DOG FENCE ENCROACHES
BY 25.8'

RYAN, KEVIN & CAROLINE
INST. NO. 200G013140
0.73 ACRE (R)
0.58 ACRE (M)

376.5'(R)

DOG FENCE ENCROACHES
BY 5.9'

336.00'(M)

GARAGE

DRIVE

HOUSE

24'

S

S58°30'E 100'(R)
N57°02'46"W 95.92'(M)

15'

DECK

HOUSE

STONE WALL

CONARD, DONALD & CONNIE
D.R. 243, P. 84

35' R-O-W

CENTERLINE

N57°02'46"W 178.07'(M) S58°30'E 205'(R)

BETHEL LANE

S

CHURCH

N00°00'00"E
1831.32'

S.E. CORNER,
S.W. 1/4, S.E. 1/4,
SEC. 15, T9N, R1W,
MONROE CO., IN
STONE FOUND

Douglas R. Curry

Douglas R. Curry
Registration No. 890006
within the State of Indiana
Bynum Fanyo & Associates, Inc.
528 N. Walnut St.
Bloomington, IN 47404
812-332-8030 tel
812-339-2990 fax
jfloyd@bynumfanyo.com

January 16, 2015.
Date of Map

DOUGLAS R. CURRY
No. 890006
STATE OF INDIANA
LAND SURVEYOR

PART OF THE NW 1/4, SE 1/4
SECTION 15, T 9 N, R 1 W,
MONROE COUNTY, INDIANA
2545 BETHEL LANE

Date: 12-30-2014

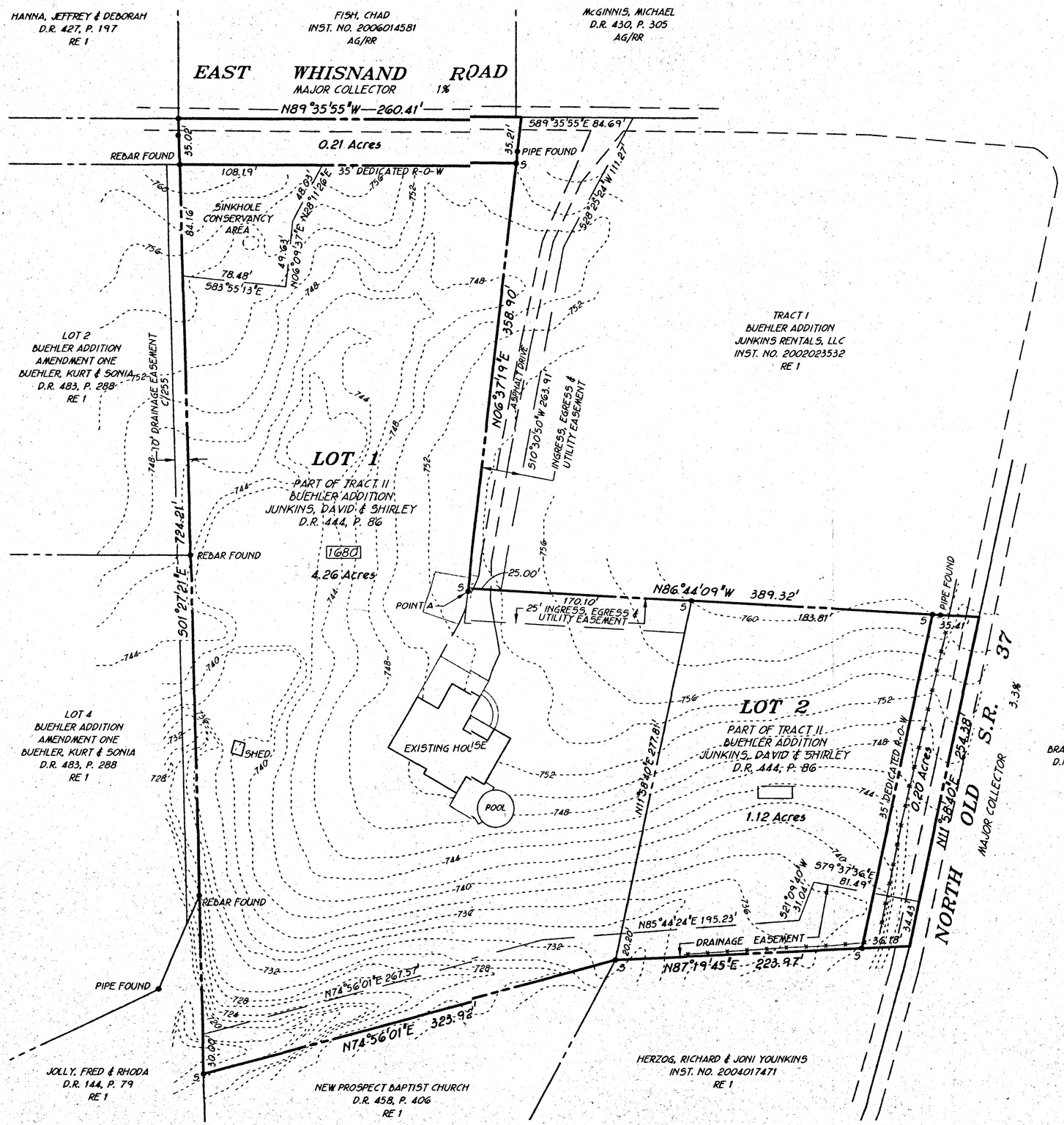
Project No: 5014082

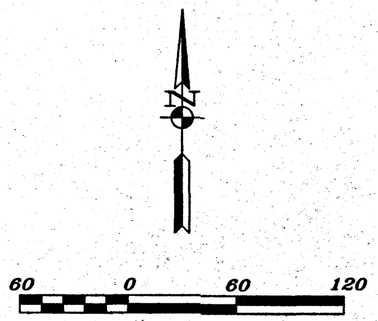
BYNUM FANYO & ASSOCIATES, INC.
528 North Walnut Street
Bloomington, Indiana 47404
Phone (812)332-8030 Fax (812)339-2990

INSTRUMENT NO. _____ PLAT CABINET _____ ENVELOPE _____

BUEHLER ADDITION AMENDMENT TWO
PRELIMINARY PLAT

RECEIVED
JUL 12 2007
MONROE COUNTY PLANNING

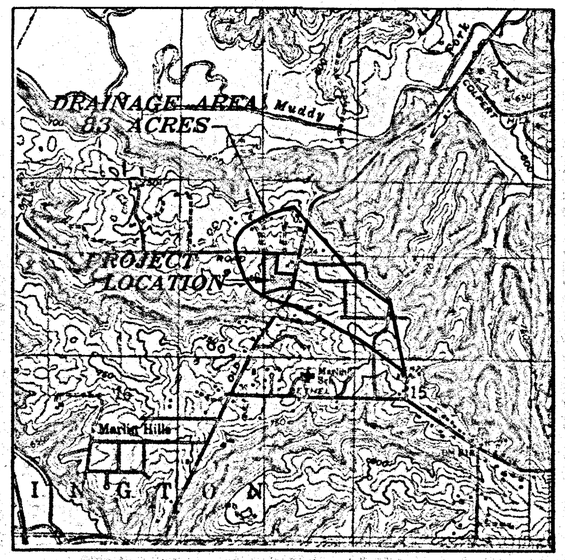




SCALE: 1" = 60'

LEGEND

S	REBAR WITH SURVEYOR CAP SET
RE 1	ZONING DISTRICT
1234	ADDRESS



LOCATION MAP
SCALE: 1" = 2000'

SETBACK TABLE
ZONE RE1

FRONT YARD	SIDE YARD	REAR YARD SETBACK
70' FROM CENTERLINE	20' + 4' FOR EACH ADDITIONAL STORY	50'

USE: SINGLE FAMILY RESIDENCE

DESIGN PROFESSIONALS

BYNUM FANYO & ASSOCIATES, INC.
528 N. WALNUT ST.
BLOOMINGTON, INDIANA 47404
(812)332-8030
JEFFREY S. FANYO, P.E.
DOUGLAS R. CURRY, R.L.S. 890006

SUBDIVIDER

ERIC BUEHLER
5986 E. PIERCE ROAD
MONTICELLO, IN 47960
(574) 583-0042

DATE OF PLAT: 1 MAY 2007
BUEHLER ADDITION AMENDMENT TWO PRELIMINARY PLAT
SHEET 1 OF 2
JOB NO 5007038

PREPARED BY BYNUM FANYO & ASSOCIATES INC. 528 N. WALNUT ST. BLOOMINGTON, INDIANA 47404

INSTRUMENT NO. _____ PLAT CABINET _____ ENVELOPE _____

BUEHLER ADDITION AMENDMENT TWO
PRELIMINARY PLAT

DAVID R. JUNKINS and SHIRLEY B. JUNKINS, the owners of the real estate shown and described herein, do hereby lay off, plat, and subdivide, said real estate in accordance with this plat and certificate.

This subdivision shall be known and designated as BUEHLER ADDITION AMENDMENT TWO. All streets and alleys shown, and not heretofore dedicated, are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat. Between which lines and the property lines of the adjacent streets no building or other structure shall be erected or maintained.

The strips of ground varying in width as shown on this plat and marked "Easement" are reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easements herein reserved. No permanent or other structures shall be erected or maintained upon said strips of land, but owners, of lots in this subdivision, shall take theire title subject to the rights of ther public utilities and to the rights of the owners of other lots in this subdivision.

This subdivision shall be subject to the _____ as set forth in _____ the office of the Recorder of Monroe County, Indiana.

WITNESS our Hands and Seals this _____ day of _____, 2007.

BY: _____
David R. Junkins
Owner Lots 1 & 2

BY: _____
Shirley B. Junkins
Owner Lots 1 & 2

BY: _____
Office:
Junkins Rentals, LLC
For: Ingress, Egress & Utility Easement

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

Before me, the undersigned Notary Public, in and for the said county and state, personally appeared David R. Junkins and Shirley B. Junkins, acknowledging the execution of the foregoing instrument as their voluntary act and deed for the purpose therein expressed.

Witness my Hand and Notorial Seal this _____ day of _____, 2007.

_____ _____
County of Residence Commission Expires

_____ _____
Notary Public, Written Notary Public, Printed

Under the authority of Chapter 174, Acts of 1947, as amended, General Assembly of the State of Indiana, and the Monroe County Subdivision Control Ordinance, this plat was approved by the Monroe County Plan Commission at a meeting held _____, 2007.

MONROE COUNTY PLAN COMMISSION

_____
President

_____
Secretary

LEGAL DESCRIPTION

Owners: David R. Junkins and Shirley B. Junkins.
Source: Deed Record 444, Page 86

A part of Tract II in Buehler Addition recorded February 20, 1986 in Plat Cabinet B, envelope 317 (formerly Plat Book B, page 20), office of the Recorder, Monroe County, Indiana and being in Section 15, Township 9 North, Range 1 West, Bloomington Township, Monroe County, Indiana, bounded and described as follows:

Beginning at the northwest corner of said Tract II; Thence on the west line of Tract II South 01 degree 27 minutes 21 seconds East (basis of bearings being Buehler Addition Amendment One recorded November 10, 1998 in Plat Cabinet C, envelope 255, Monroe County Recorder) 724.21 feet; Thence leaving said west line and through Tract II North 74 degrees 56 minutes 01 second East 323.92 feet; Thence North 87 degrees 19 minutes 45 seconds East 223.97 feet to the centerline of Old State Road 37 North and the east line of Tract II; Thence on said centerline and the east line of Tract II North 11 degrees 58 minutes 40 seconds East 254.38 feet to a northeast corner of Tract II; Thence leaving said centerline and on a north line of Tract II North 86 degrees 44 minutes 09 seconds West 389.32 feet to Point A; Thence on an east line of Tract II North 06 degrees 37 minutes 19 seconds East 358.90 feet to a northeast corner of Tract II; Thence on a north line of Tract II and on and along East Whisnand Road North 89 degrees 35 minutes 55 seconds West 260.41 feet to the Point of Beginning and containing within said bounds 5.79 ACRES, more or less.

TOGETHER WITH an Ingress, Egress, and Utility Easement more specifically described as follows: Beginning at the hereinabove described Point A; Thence North 06 degrees 37 minutes 19 seconds East 358.90 feet to the northwest corner of Tract I in Buehler Addition (Plat Cabinet B, envelope 317, Monroe County Recorder); Thence on the north line of Tract I and on and along East Whisnand Road South 89 degrees 35 minutes 55 seconds East 84.69 feet; Thence leaving said north line and road and through said Tract I South 28 degrees 25 minutes 24 seconds West 111.27 feet; Thence South 10 degrees 30 minutes 50 seconds West 263.91 feet to the south line of Tract I; Thence on said south line North 86 degrees 44 minutes 09 seconds West 25.00 feet to the Point of Beginning.

SUBJECT TO all easements and rights-of-way.

SURVEYOR'S CERTIFICATE

I, Douglas R. Curry, certify that I am a registered professional land surveyor licensed under the laws of Indiana, that this plat accurately represents a survey made by me on May 1, 2007; that the monuments shown on it exist; and that their locations, sizes, types, and materials are accurately shown.

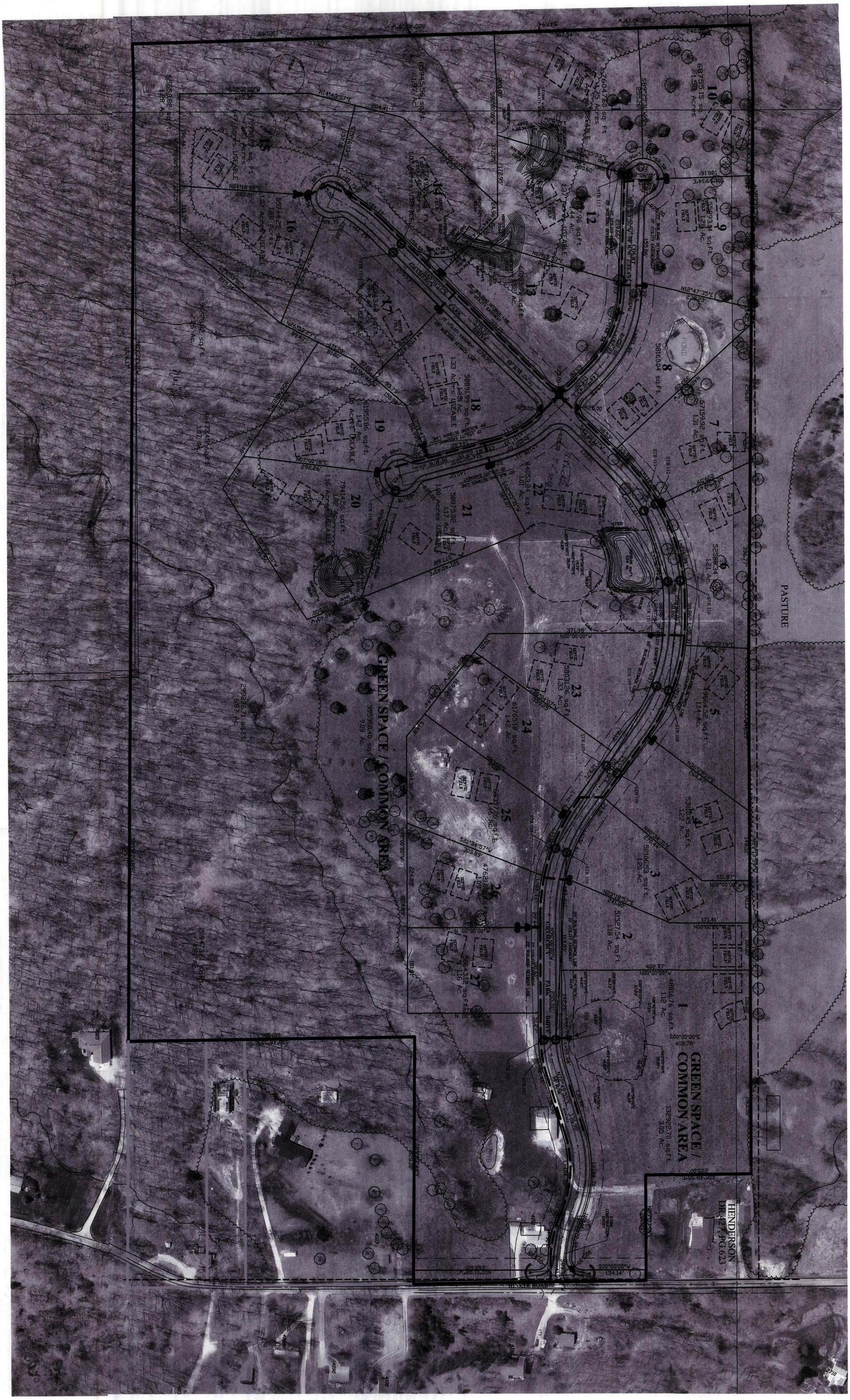
Douglas R. Curry

Douglas R. Curry, Registered Land Surveyor
No. 890006, State of Indiana
Bynum Fanyo & Associates, Inc.
528 North Walnut St.
Bloomington, Indiana 47404
(812)332-8030

DOUGLAS R. CURRY REGISTERED No 890006 STATE OF INDIANA LAND SURVEYOR

FLOOD NOTE: According to FHBM Community-Panel Number: 180444 0006 A, Effective Date: March 6, 1981, subject Property is not in a Special Flood Hazard Area.
SOURCE: FEMA FIA

BUEHLER ADDITION AMENDMENT TWO PRELIMINARY PLAT
SHEET 2 OF 2
JOB NO 5007038



15-9W-1W

GRAMERCY PARK PUD

FOR

IRON GATE DEVELOPMENT

SITE PLAN

SHEET 1 OF 1

PROJECT NO. 4878

DESIGNED BY : P.O.T.
DRAWN BY : D.L.S.
CHECKED BY : B.E.B.
DATE: DECEMBER 15, 2004

Bledsoe Tapp & Riggert, Inc.

-Quality Land Surveying and Civil Engineering Services-

1351 West Tapp Road
Bloomington, IN 47403
(812) 336-8277
FAX (812) 336-0817

1324 "K" Street, Room 150
Bedford, IN 47421
(812) 275-0001
FAX (812) 275-8251

Revision